

## COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

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Date \_\_\_\_\_ Initials \_\_\_\_\_

- \_\_\_\_\_ Determined Eligible- NR  
\_\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_\_ Determined Eligible- SR  
\_\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_\_ Need Data  
\_\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_\_ Noncontributing to eligible NR District



## I. IDENTIFICATION

1. Resource number: 5LR.12748  
2. Temporary resource number: SHF-17  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: James and Mildred Lynch Residence  
6. Current building name: M. Darlene Miller House  
7. Building address: 1609 Crestmore Place  
8. Owner name: M. Darlene Miller  
Owner organization:  
Owner address: 4849 Seasons View  
Pueblo, CO 81008

Parcel number: 97151-12-015

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
SE 1/4 SW 1/4 NW 1/4 NE 1/4 of section **15** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **491181** Northing: **4492012**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 15**  
Addition: **Miller Brothers, 2nd filing** Year of addition: **1954**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1060 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**  
**Asphalt**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Other Roof Material**  
Other roof materials: **Built up rock**
20. Special features: **Chimney**  
**Car Port**  
**Fence**
21. General architectural description:  
**Oriented to the north, this Ranch type house rests on a concrete foundation. The rectangular-shaped house features a combination of asbestos shingles painted light brown and blonde Roman brick siding. The bricks appear in the prominent chimney and from the foundation to the mid-wall level, both on the façade. The home has a side gabled roof of built-up rock. There is a single-car carport located at the southeast corner of the house. The carport also contains a secondary entry with a screen door and two fixed pane windows. There is a large tripartite picture window on the façade near the carport opening. The prominent chimney is located between this window and the primary entry, a stained wooden door with three rectangular horizontally oriented windows and a storm door with large glass panes, which is centered on the home's façade. Two slider windows, likely indicating the location of two of the bedrooms inside the home, appear above the brick facing on this northwest portion of the façade. The east, west, and south (rear) elevations were not visible from the public right of way. According to Larimer County assessor records, the**

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home has three bedrooms and two bathrooms. Character-defining features of this property type evident at 1609 Crestmore Place include: horizontal orientation, Roman blonde brick, single-car carport, prominent chimney, original entry door with period fenestration, and small façade windows for the bedrooms.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This Ranch type home features a grass front lawn. Large deciduous trees appear in the rear yard. This property is sited on a relatively level, narrow but deep lot with an elevation of slightly over 5000 feet above mean sea level. While the house features a single-car carport, the concrete driveway is wide enough to accommodate two cars. A low wooden fence separates this lot from its neighbor to the east.

24. Associated building, features or objects:

**None visible.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1955** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessors Records (online)**

26. Architect: **Unknown.**

Source of Information:

27. Builder: **Unknown.**

Source of Information:

28. Original Owner: **James L. and Mildred F. Lynch**

Source of Information: **1956 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1955. An analysis of the style, building materials, and other historical records corroborate this date of construction. The vinyl windows on this property may be non-original; however, they appear to be replaced in kind/ do not represent new cuts into the facade of this home.

30. Location: **Original Location** Date of move(s):

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

33. Current uses(s): **Domestic/Single Dwelling**

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34. Site type(s): **Suburban Ranch**

35. Historical background:

The original residents of the house at 1609 Crestmore Place were James L. and Mildred F. Lynch. According to the 1956 City Directory, James Lynch worked for the aircraft manufacturer Land-Air Company of Cheyenne, Wyoming, and Mildred was an instructor at Colorado A&M. The next year William Gibson was listed at this address; there were no additional details about him. During 1959 and 1960 R.J. Brown, a student at Colorado State University, and his wife Joann E. lived at 1609 Crestmore Place. In 1962 widow Irene Savage was in residence. Four CSU students—Dawn Wilson, Joe Busch, Dan Madea, and William Cole—lived in this house in 1964. In the early-1970s another CSU student, Gary Miller, and his wife Betty Jean resided here; Mrs. Miller worked as a secretary for Paul Wenke. Later residents included S. Mattingly (1979) and Jim D. Weatherly (1985). In 1991 the current owners, Charles H. and M. Darlene Miller, purchased the home.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1956 through 1985.

**VI. SIGNIFICANCE**

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.
- ☐ Qualifies under Criteria Considerations A through G (see manual).
- ☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- ☐ 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- ☐ 2. The property is associated with the lives of persons significant in history; or
- ☒ 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

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39. Areas of significance: **Architecture**40. Period(s) of Significance: **1955**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of a relatively early Ranch type house. Character-defining features include the horizontal orientation, Roman blonde brick chimney and façade detailing, and single-car carport. This is one of many similar Ranch homes within the Miller Brothers subdivision. This level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1955, this residential building exhibits a relatively high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. The windows, if non-original, appear to be replacements in kind which do not adversely affect the overall integrity of the home. This building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☒ Yes ☐ No ☐ Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the Miller Brothers subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.**

If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **crestmorepl1609-1.tif through crestmorepl1609-2.tif**  
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**

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281 N. College Avenue  
Fort Collins, CO 80522

48. Report title: Fort Collins Post-War Survey

49. Date(s): 08/26/2010

50. Recorder(s): Mary Therese Anstey

51. Organization: Historitecture, LLC

52. Address: PO Box 181095  
Denver, CO 80218-8822

53. Phone number(s): (303) 390-1638

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SKETCH MAP



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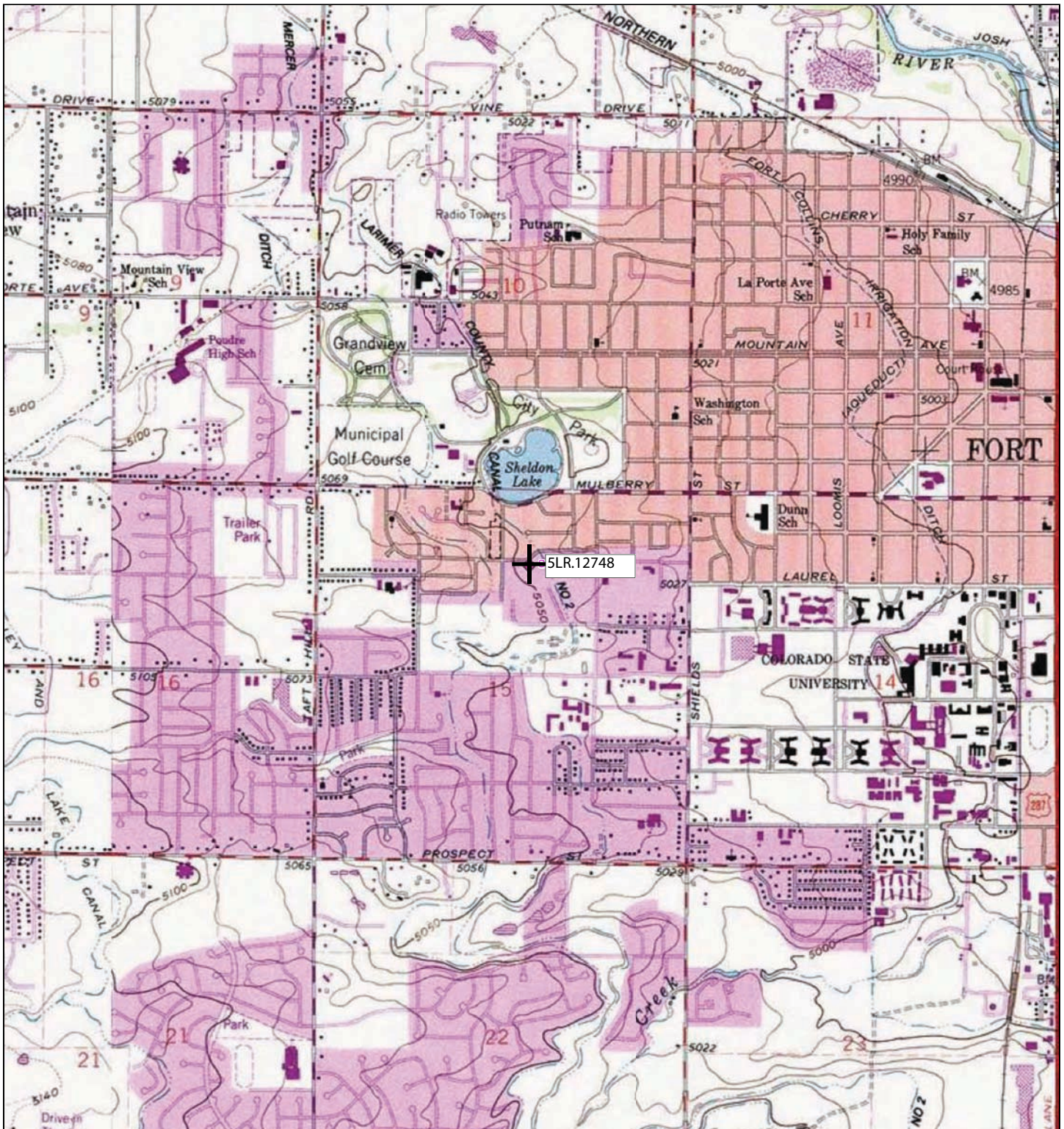
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## LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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